

# Memorandum



**Date:** May 6, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

Agenda Item No. 5(F)

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Resolution approving the Plat of CHERRY PINES SUBDIVISION

## **Recommendation**

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 92 Street, on the east approximately 100 feet west of SW 93 Place, on the south approximately 240 feet north of SW 94 Street, and on the west approximately 140 feet east of SW 94 Place. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources (RER), Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

## **Scope**

This plat is located within the boundaries of Commission District 7, Commissioner Xavier L. Suarez.

## **Fiscal Impact/Funding Source**

If this plat is approved, the fiscal impact to the County would be approximately \$150.00 per year for the annual maintenance cost of the new road construction for SW 94 Court, once the road is constructed within the project, which will be funded through PWWM General Fund allocation.

## **Track Record/Monitor**

RER, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

## **Background**

CHERRY PINES SUBDIVISION (T-22860)

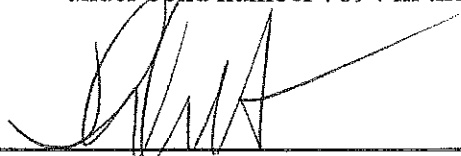
- Located in Section 4, Township 55 South, Range 40 East
- Zoning: EU-S
- Proposed Usage: Single family residences
- Number of parcels: 4
- This plat meets concurrency

**Plat Restrictions**

- That SW 92nd Street and SW 94th Court, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**Developer's Obligation**

- Paving, drainage, milling, mobilization, clearing, sidewalks, curb and gutter, street name signs, traffic control signs, striping, guardrail, resurfacing and monumentation. Bonded under bond number 7894 in the amount of \$62,641.00.



Jack Osterholt, Deputy Mayor



## MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** May 6, 2014

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(F)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(F)  
5-6-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF CHERRY PINES SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 92 STREET, ON THE EAST APPROXIMATELY 100 FEET WEST OF SW 93 PLACE, ON THE SOUTH APPROXIMATELY 240 FEET NORTH OF SW 94 STREET AND ON THE WEST APPROXIMATELY 140 FEET EAST OF SW 94 PLACE)

**WHEREAS**, Velasco Limited Partnership Holdings, Inc., a Florida corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as CHERRY PINES SUBDIVISION, the same being a replat of Lots 1, 2 and 3 of "Ward's Woods", according to the plat thereof, as recorded in Plat Book 79, at Page 7, of the Public Records of Miami-Dade County, Florida, and that portion of SW 94 Avenue, lying east and adjacent to said Lots 1 and 3, closed by Resolution R-817-79, lying and being in the Northwest 1/4 of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this

Resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of May, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Lauren E. Morse



**CHERRY PINES SUBDIVISION (T-22860)**

**SEC. 4, TWP. 55 S, RGE. 40 E**

